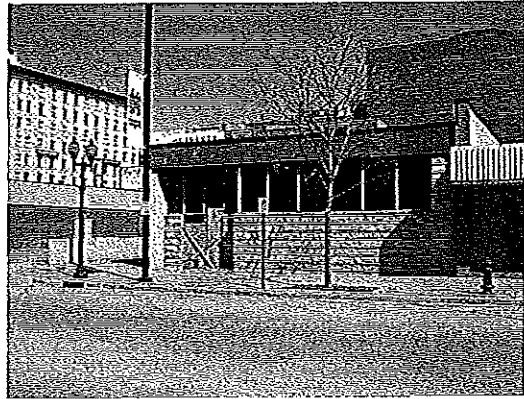


[Print report](#)

## Appraisal Summary - GPN: 14281-31004-00000

(142813100400000)

Property Address 312 1ST ST SE  
Test: Cedar Rapids, IA


[Additional Photos...](#)

Class: Commercial

Tax District: 208 GR-R13

PDF: Central Core Commercial

Neighborhood: SSMID COMM CTRL CORE

Plat Map: 2424

Deed Holder: GUARANTY BANK &amp; TRUST CO ET AL

Mailing Address:

100 1ST AVE NE  
STE #109  
CEDAR RAPIDS IA  
52401

Legal Description: O T STR/LB 3 5

HTC: 0      MII Credit: 0  
Forest Reserve: 0      Last Chg: 2003  
Plat Desc:      Plat Year:

### LOT INFORMATION

[Scroll down for sketch.](#)

*Disclaimer: Assessor's lot sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to GIS maps, plat maps, or legal documents.*

SEGMENT #1	Front	Rear	Side 1	Side 2
Sq. Ft. W/Dimensions	60	60	140	140

### COMMERCIAL BUILDINGS

Office - General: 5,504 SF (Built 1965)

### YARD ITEMS

Paving: 2,800 SF, Asphalt Parking, Average Pricing (bit-1980)

### NOTES:

BLDG 1: 3584 SF OF BSMT IS FINISHED OFFICE AND BREAKROOM AREA. BALANCE OF BSMT IS UNF RECORDS STG AREA. MAIN FLR INT IS LOWER QUAL WITH PTD BLK OUTER WALLS AND MOST PARTITIONS ARE PTD BLK. MINIMAL PARTITIONS FOR OFFICE BLDG.\*\*\*

OWNER OCCUPIED, SINGLE TENANT.\*\*\*LAND SF=8400.BLDG SF=5504.L TO B RATIO=1.53.

1-2005: REPAIRS COMPLETE - NAV - 11/18/04 SEL

1-2009 FLOOD ADJUSTED PROPERTY C-2010 PROPERTY EST/GUTTED FROM FLOOD DAMAGE C-4 REPAIRS

## 1-2009 FLOOD ECONOMIC ADJUSTMENT

**2009 ASSESSMENT**

Land \$63,504  
 Dwelling \$0  
 Improvements \$103,801  
**Total \$167,305**

**SALES**

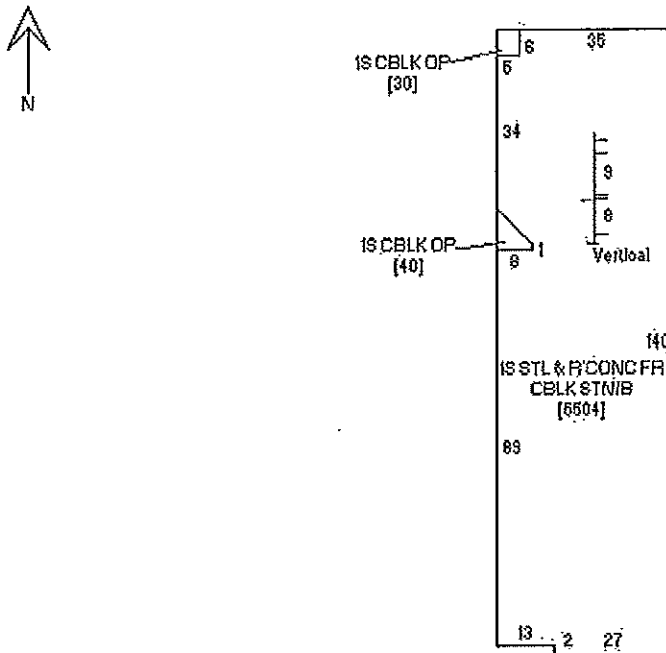
Date	Type	Volume/Page	\$ Amount
12/11/1995	Deed	3290/505	\$0

**PERMITS**

Date	Description
2/27/2009	2008 FLOOD
8/5/2004	Roof
2/13/2001	Roof

**2008 ASSESSMENT**

Land \$90,720  
 Dwelling \$0  
 Improvements \$293,344  
**Total \$384,064**

**Sketch**

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Property photo or data incorrect? [Click Here](#)

[Print report.](#)

## Appraisal Summary - GPN: 14282-06002-00000

(142820600200000)

Property Address 101 3RD AVE SE  
 Test: Cedar Rapids, IA

Class: Commercial

Tax District: 208 CR-  
 R13  
 SSMID  
 COMM  
 Neighborhood: CTRL  
 CORE

PDF: Central Core  
Commercial

Plat Map: 2424

Deed Holder: KDJ LC

Mailing Address: % KENNETH L  
 SIEGEL  
 3516 OLD  
 ORCHARD ROAD  
 NE  
 CEDAR RAPIDS IA  
 52402


[Additional Photos...](#)

Legal Description: O T SW 79.90' EACH LOTS 1&amp; STR/LB 2 5

HTC: 0      MII Credit: 0  
 Forest Reserve: 0      Last Chg: 2006  
 Plat Desc:      Plat Year:

### LOT INFORMATION

[Scroll down for sketch.](#)

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SEGMENT #1	Front	Rear	Side 1	Side 2
Sq. Ft. W/Dimensions	79.9	79.9	120	120

### COMMERCIAL BUILDINGS

Office - General: 6,326 SF (Built 1913)

### YARD ITEMS

Paving: 2,400 SF, Asphalt Parking, Average Pricing (blt-1976)

### NOTES:

BLDG 1: BSMT IS UNF STG ONLY. MAIN FLR IS LAW OFFICE. LAW OFFICE WAS REMOD IN 1985 WITH NEW OFFICE FINISH AND WINDOWS. SOME NEWER COSMETICS IN 1998. STEAM HTG WITH CENTRAL AC. NEW ROOF AFTER STORM DAMAGE IN 1998.\*\*\*ADDN 1: BSMT IS

UNF STG ONLY. MAIN FLR IS AVE RETAIL INT. OCCUPIED BY SIEGELS. SOME WATER DAMAGE TO CLG IN PLACES. WELL MAINTAINED. NEW ROOF AT SAME TIME AS BLDG 1.\*\*\*4/12/2002 BLDG IS LISTED FOR SALE @\$545,000.

LEASED AND OWNER OCCUPIED, MULTIPLE TENANTS.\*\*\*LAND SF=9588.BLDG SF=6326.L TO B RATIO=1.52.\*\*\*OFFICE AREA SF=3170(50%).RETAIL AREA SF=3156(50%).

2003 FALL BOARD OF REVIEW PETITION #106 - REDUCE TO \$387,921

1-2006 OFFICES VACANT AND UNDER MODIFICATION - ADJUST CONDITION AND APPLY OBSOLESCENCE FOR VACANCY AND PARTIAL COMPLETION OF OFFICE SPACE - SEE FOR 7/06 - PARTIAL 01/11/06 SEL

1-2006 ADD'L ADDRESS OF 103 3RD AVE SE - 03/14/2006 BSR

1-2007 A SMALL PORTION OF THE VACANT AND UNUSED SPACE IF NOW FINISHED AND OCCUPIED - EST NAV - COMPLETE - 03/06/07 SEL

1-2009 FLOOD FORM COMPLETED AND RETURNED/ VACANT SINCE FLOOD NO REPAIRS MADE

1-2009 FLOOD ECONOMIC ADJUSTMENT

#### 2009 ASSESSMENT

Land \$108,728  
Dwelling \$0  
Improvements \$78,041  
Total \$186,769

#### SALES

Date	Type	Volume/Page	\$ Amount
4/26/2005	Deed	5980/543	\$450,000

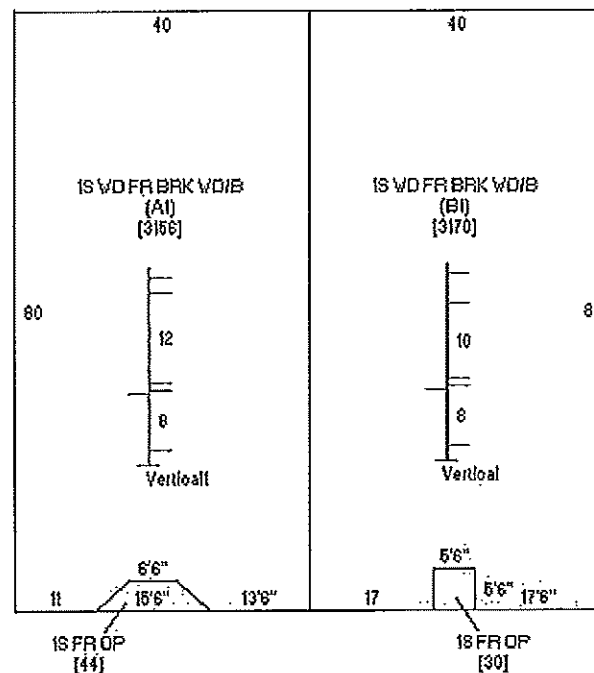
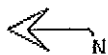
#### PERMITS

Date	Description
5/5/2008	Furnace/AC
5/14/2007	Misc
10/5/2005	Int Remodel-Gen

#### 2008 ASSESSMENT

Land \$155,326  
Dwelling \$0  
Improvements \$222,974  
Total \$378,300

#### Sketch



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